

---

# Town of Arlington New / Upgraded Municipal Facility

---



Finance Committee Presentation  
October 26, 2020

Town of Arlington  
**New / Upgraded Municipal Facility**

**Why Does the Town Need a New / Upgraded  
Facility?**

## Town of Arlington **New / Upgraded Municipal Facility**

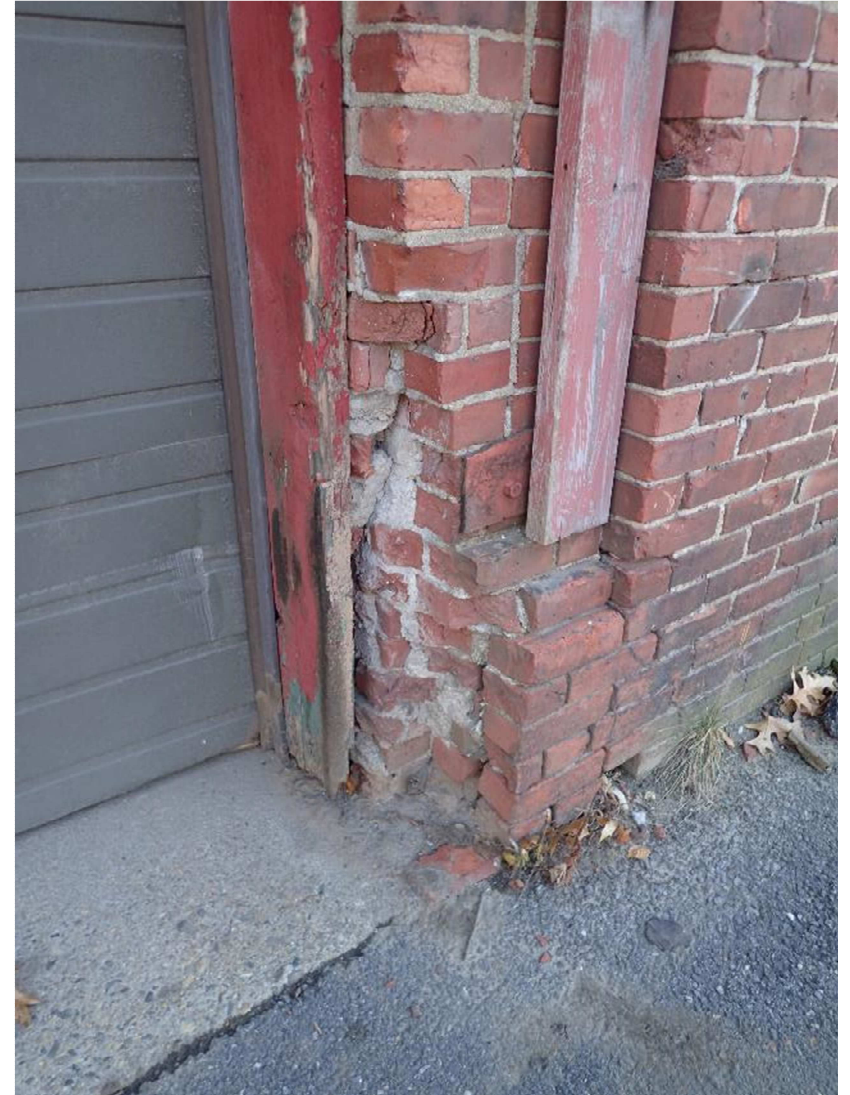
Why does the Town need a new Public Works facility?

- A majority of the buildings were built in the early 1900's
- The last significant improvements were completed in the 1970's. Since that time, only minimal improvements have been completed (repointing, roof repair, etc.)
- Responsibilities have increased significantly over the decades along with vehicles, equipment, and staff
- The facilities no longer serves the needs of the Town and are not code compliant
- Efficiency of operations and employee safety are negatively impacted by the substandard conditions





Town of Arlington  
**New / Upgraded Municipal Facility**



*Buildings are in need of significant repair*



# Town of Arlington New / Upgraded Municipal Facility

## Vehicle Maintenance Area

- Does not meet acceptable industry and safety standards
- Poor ventilation - antiquated mechanical system
- Poor lighting
- Non code compliant shop clearances



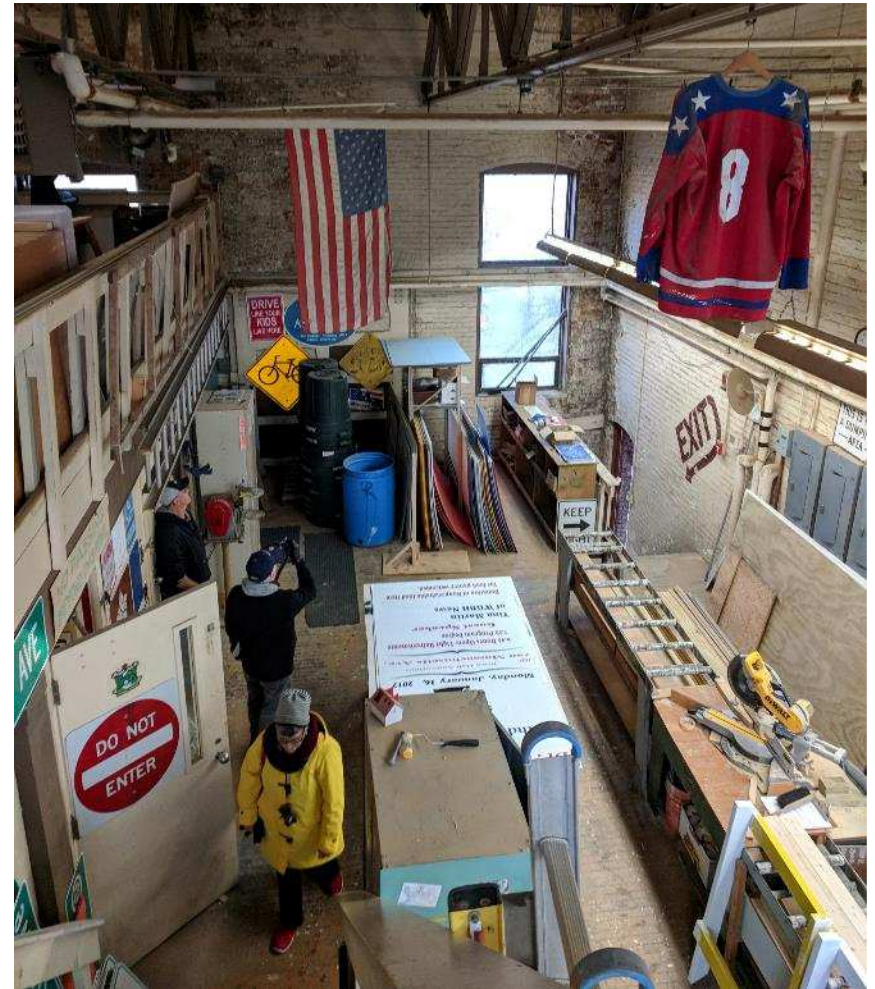
*Maintenance bays and support space are undersized to safely and efficiently maintain vehicles and equipment*

Town of Arlington  
**New / Upgraded Municipal Facility**

Inadequate Employee Facilities & Undersized Shop



*Locker area located in lunch/break room*



*Undersized & inefficient shop area*



# Town of Arlington New / Upgraded Municipal Facility

Unprotected vehicle/equipment storage due to undersized facility

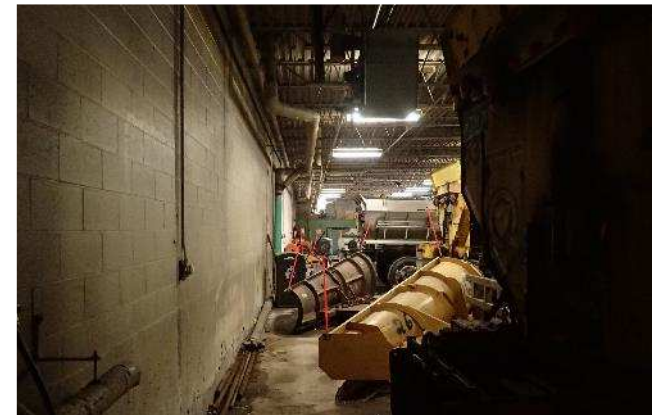


Inadequate storage results in a large portion of the multi-million dollar fleet and equipment being stored outdoors

# Town of Arlington New / Upgraded Municipal Facility

## Summary of Deficiencies

- Many of the existing facilities are approaching 100 years old with no significant improvements
- Existing buildings do not comply with today's Building Code
  - Sprinkler system
  - Inadequate egress
  - Not ADA accessible
  - No fire separation
- Toilet facilities do not meet current Plumbing Code
  - Inadequate number of fixtures
  - Inadequate facilities for male/female employees
- Building does not meet current Mechanical Code
  - Inadequate ventilation / electrical systems
  - Non-code compliant maintenance air exchanges
  - Inadequate carbon monoxide detection system
- Operational inefficiencies due to space constraints
  - Inadequate storage areas
  - Inadequate employee facilities
  - Inadequate material storage areas
  - Undersized maintenance area
  - Safety concerns for staff





# Town of Arlington New / Upgraded Municipal Facility

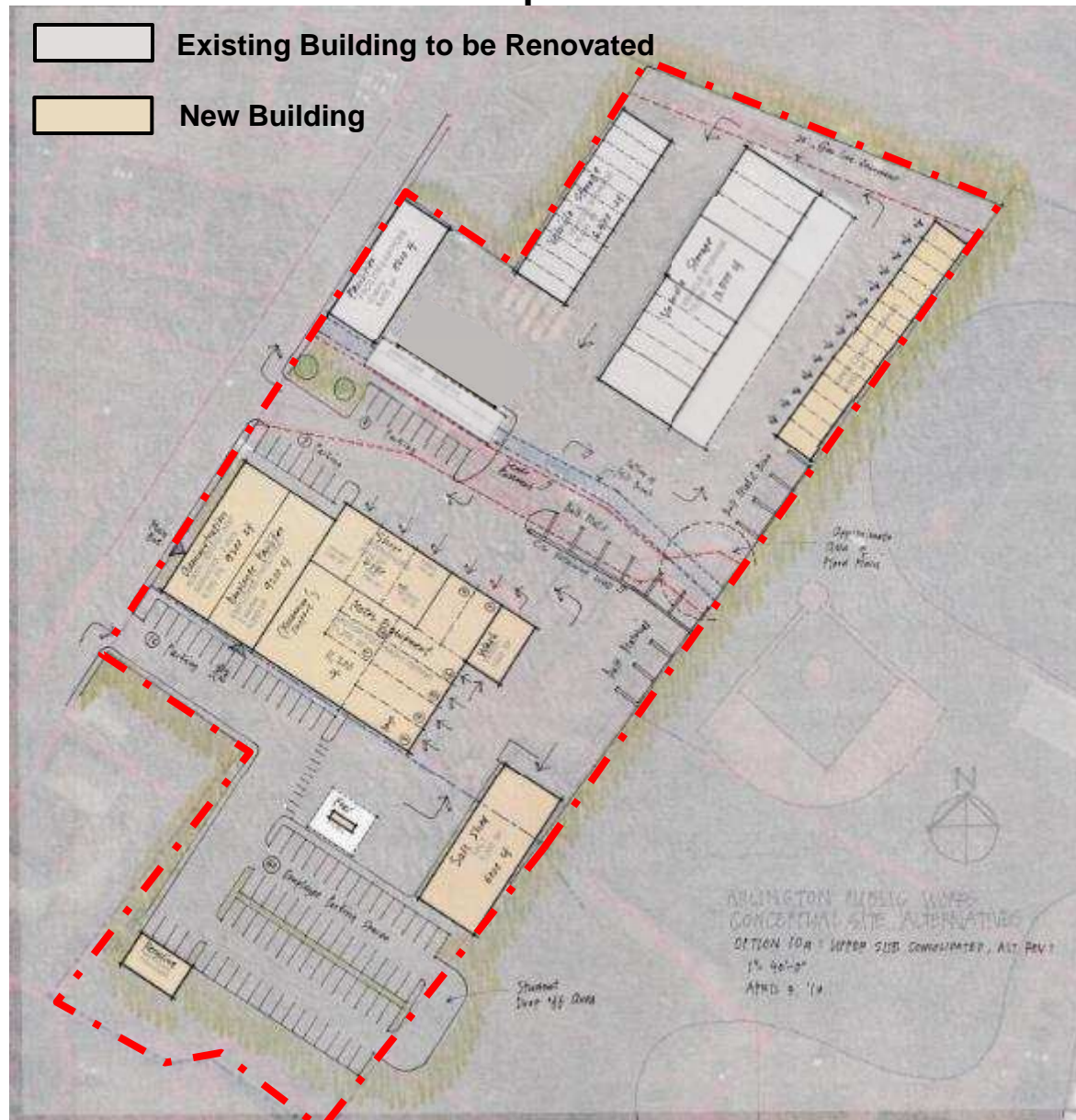
## Project History Summary

- **2017 / 2018 Project Activities**
  - Conducted DPW programming Analysis
    - DPW Operations
    - ISD Operations
    - Facility Operations (***added later***)
    - IT Operations (***added later***)
  - Developed numerous concepts
  - Selected a preferred concept
  - Completed an initial estimate



# Town of Arlington New / Upgraded Municipal Facility





## 2018 Conceptual Site Plan





Town of Arlington  
**New / Upgraded Municipal Facility**

## 2018 Project Cost Summary

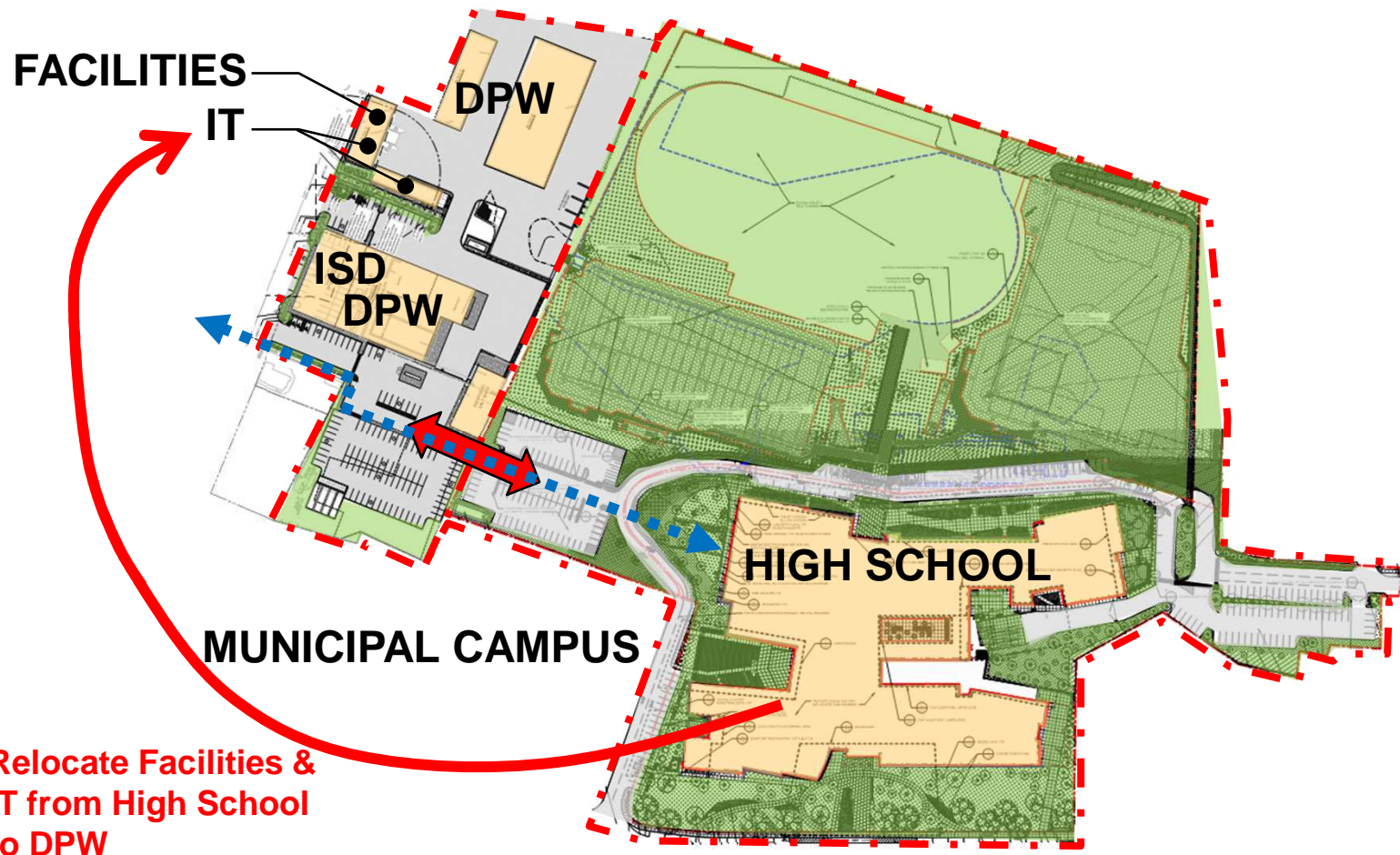
• New Construction:	\$10,625,000	
• Renovations:	\$6,400,000	
• Industrial Equipment & Fuel System:	\$1,080,000	
• Salt Storage Structure:	\$665,000	
• Site Development & Soil Management:	\$4,650,000	
• Estimating Contingency:	\$855,000	
• <u>Escalation (1 year):</u>	<u>\$1,260,000</u>	
Subtotal Construction Cost:		\$25,535,000 
• Soft Costs	\$2,810,000	
• A&E CA fees, OPM CA fees, permitting/testing, printing costs, furnishings, communications		
• Owner Contingency:	\$120,000	
• Construction Contingencies	<u>\$1,500,000</u>	
<b>2018 Total Project Cost:</b>		<b>\$29,965,000</b> 

Note – Cost summary excludes design fees from previous appropriations

# Town of Arlington New / Upgraded Municipal Facility

## What changed since the 2018 program & estimate was completed?

- **Long Term Master Planning for Municipal Campus** - Schedule Extension to Develop Master Plan Town Wide Campus including High School, DPW, ISD, Facilities, and IT
  - Escalation from 2019 – mid-2021





Town of Arlington  
**New / Upgraded Municipal Facility**

**What changed since the 2018 program & estimate was completed?**

- **Long Term Master Planning for Municipal Campus** - Schedule Extension to Develop Master Plan Town Wide Campus including High School, DPW, ISD, Facilities, and IT
  - Escalation from 2019 - 2021
- **Project Delivery Method Changes due to Project Complexity** - Changed project delivery method from Design, Bid, Build to Construction Manager at Risk (CM@R)
  - Issued RFQ, evaluated proposals, selected CM
- **Increased Project Contingencies** - Increased contingency associated with Guaranteed Maximum Price method
  - Added a GMP contingency
- **Scope Adjustments** - Some scope changes through normal development of design
  - Including more comprehensive development of programming needs for Facilities and IT Departments being relocated from the High School

# Town of Arlington New / Upgraded Municipal Facility

## 2018 Schedule

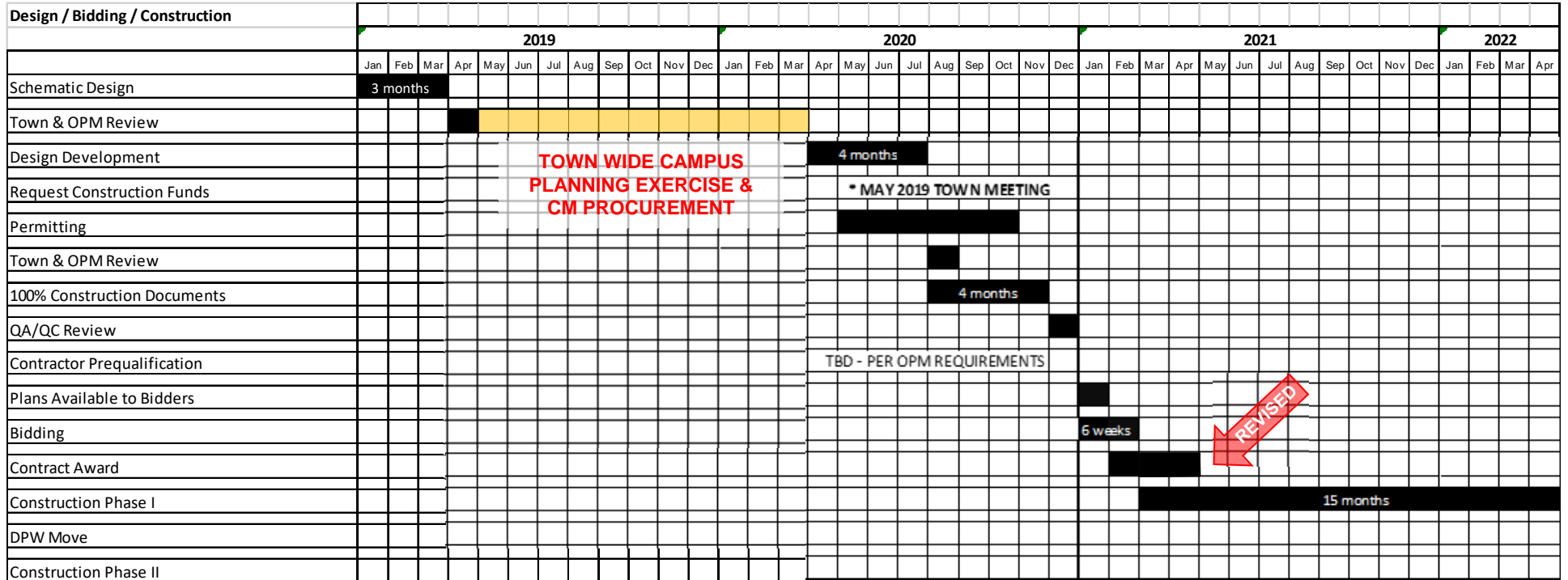
Design / Bidding / Construction	2019												2020												2021												2022				
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
Schematic Design	3 months																																								
Town & OPM Review																																									
Design Development				4 months																																					
Request Construction Funds				* MAY 2019 TOWN MEETING																																					
Permitting																																									
Town & OPM Review																																									
100% Construction Documents								4 months																																	
QA/QC Review																																									
Contractor Prequalification				TBD - PER OPM REQUIREMENTS																																					
Plans Available to Bidders																																									
Bidding																																									
Contract Award																																									
Construction Phase I																																									
DPW Move																																									
Construction Phase II																																									

ORIGINAL



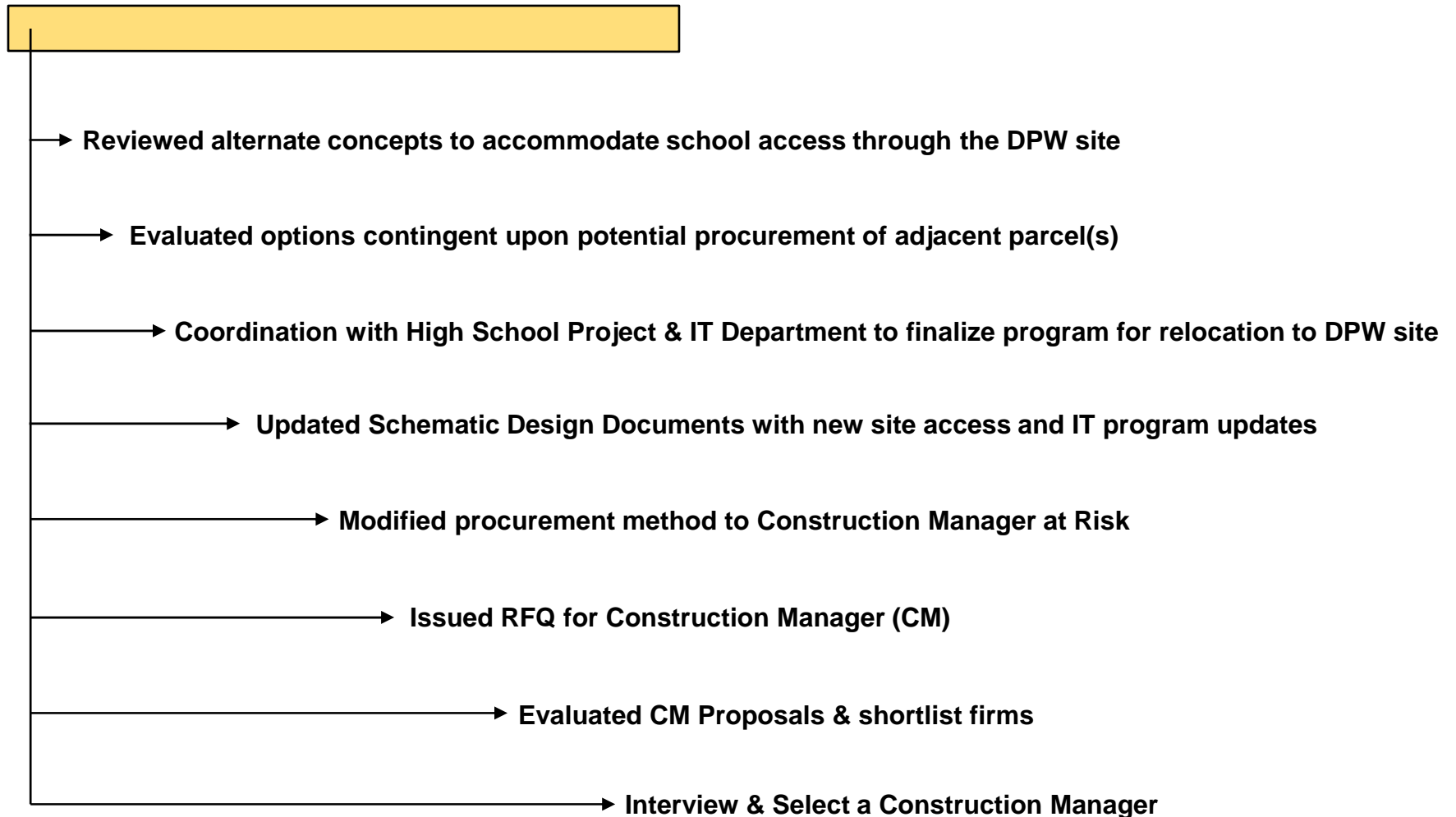
# Town of Arlington New / Upgraded Municipal Facility

## Current Schedule



# Town of Arlington New / Upgraded Municipal Facility

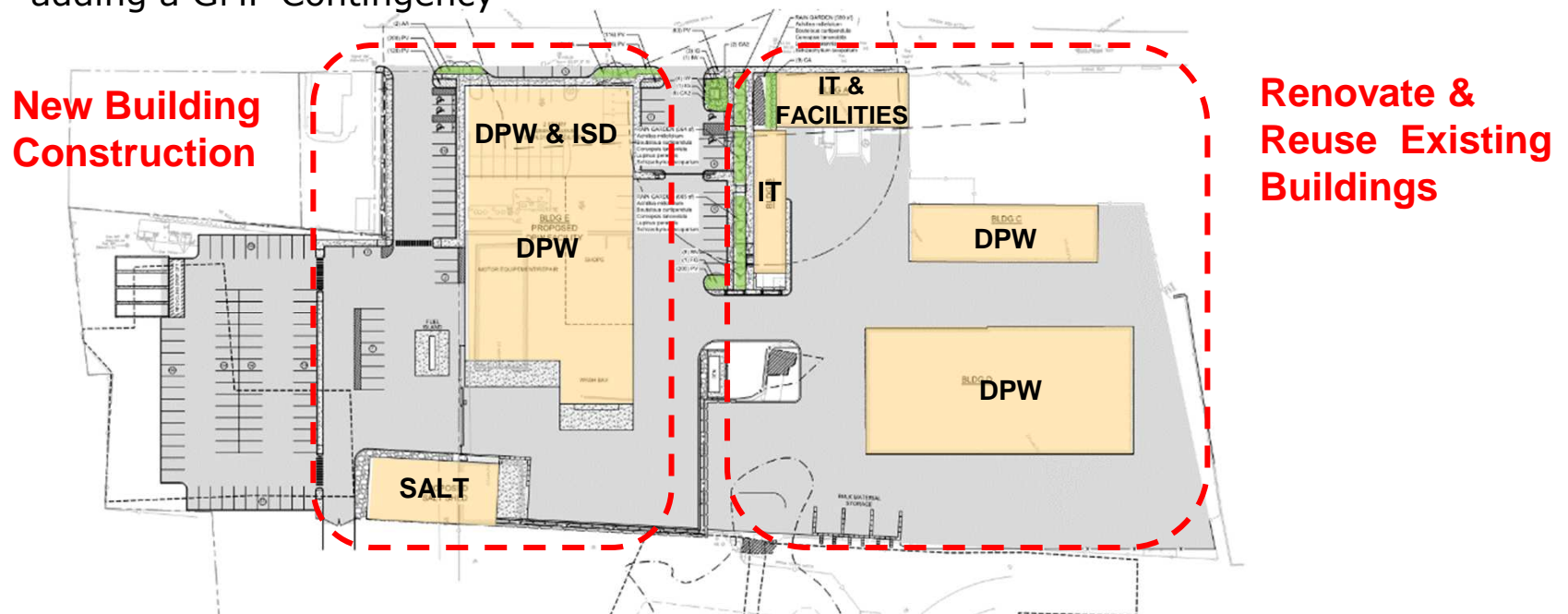
## Schedule



# Town of Arlington New / Upgraded Municipal Facility






## Current Status - 2020 Update

- Updated the 2018 estimate to reflect current plans for the Municipal Campus (DPW, ISD, Facilities, and IT) including:
  - Program enhancements to accommodate Facilities and IT relocation to DPW site
  - DPW Program enhancements through normal design development
  - Hazardous soil disposal based on soil pre-characterization
  - Accounted for construction escalation through 2021
  - Accounted for Increased costs associated with alternate delivery method including adding a GMP Contingency



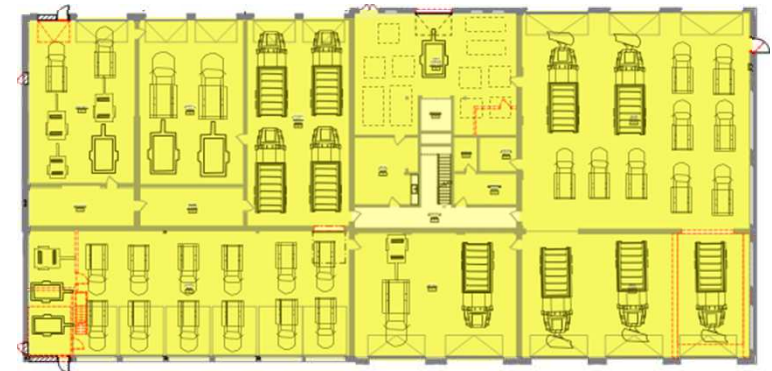
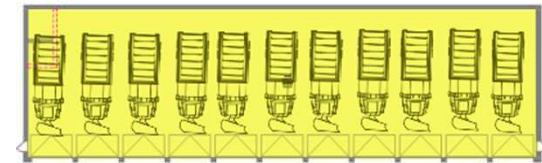


# Town of Arlington New / Upgraded Municipal Facility

-  Facilities
-  IT
-  DPW Vehicle / Equip. Strg.
-  ISD
-  DPW Operations  
(office, shops, maintenance, wash)



1<sup>st</sup> Floor



Town of Arlington  
**New / Upgraded Municipal Facility**

**DPW / ISD – Building E Building Elevation**

Grove St



**Cost Effective Industrial Finishes on  
Yard Side of Facility**

**Higher End Finishes  
Along Grove Street**



Rear

Grove St

2 - EAST EXTERIOR ELEVATION - RENDERED  
1/8" = 1'-0"  
11/4/22

**VIEW 1 – SIDE VIEW**



Town of Arlington  
**New / Upgraded Municipal Facility**

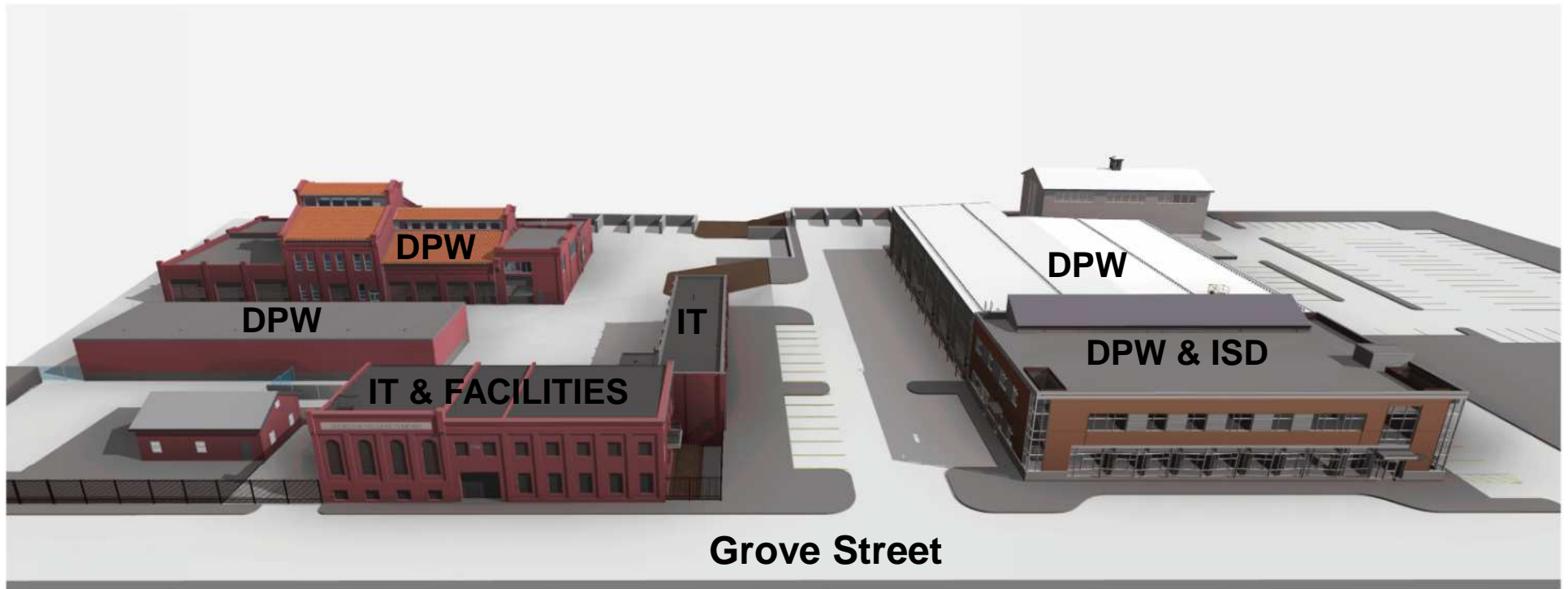
**Architectural – Building E**





Town of Arlington  
**New / Upgraded Municipal Facility**

**Site Views – Municipal Facility**



Town of Arlington  
**New / Upgraded Municipal Facility**

Project Cost Summary

**Schematic  
Design  
June 2020**

- |                                       |              |
|---------------------------------------|--------------|
| • Construction:                       | \$32,025,365 |
| • Design, Pricing, & GMP Contingency: | \$2,557,473  |

Subtotal DPW Construction Cost:	<u>\$34,582,838</u>
---------------------------------	---------------------

- |              |             |
|--------------|-------------|
| • Soft Costs | \$3,147,162 |
|--------------|-------------|

- |                              |                    |
|------------------------------|--------------------|
| • Owner Contingency:         | \$100,000          |
| • Construction Contingencies | <u>\$1,100,000</u> |

**2018  
Estimate**

**Total Project Cost:**

<b>\$38,930,000</b>	<b>\$29,965,000</b>
---------------------	---------------------

*Note – Cost summary excludes design fees  
from previous appropriations*

**\$8.9M increase associated with:**

- **Schedule extension associated with Municipal Campus Master Plan exercise (escalation)**
- **2019 market spike**
- **Alternate delivery method (CM@R)**
- **Increased contingencies**
- **Building enhancements (primarily for Facilities & IT)**

Town of Arlington  
**New / Upgraded Municipal Facility**

Project Cost Summary	Schematic Design June 2020	Design Development October 2020
• Construction:	\$32,025,365	\$32,461,855
• Design, Pricing, & GMP Contingency:	\$2,557,473	\$1,500,000
Subtotal DPW Construction Cost:	<u>\$34,582,838</u>	<u>\$33,961,855</u>
• Soft Costs	\$3,147,162	\$3,197,483
• Owner Contingency:	\$100,000	\$250,000
• Construction Contingencies	<u>\$1,100,000</u>	<u>\$1,100,000</u>
<b>Total Project Cost:</b>	<b>\$38,930,000</b>	<b>\$38,509,338</b>
		<b><u>Reduction</u></b> <b>\$420,662</b>

*Note – Cost summary excludes design fees  
from previous appropriations*

**Recommend  
incorporating  
reduction into  
contingency in  
accordance with  
industry standards**



# Town of Arlington

## New / Upgraded Municipal Facility

Project Cost Summary	Schematic Design June 2020	Design Development October 2020	Design Development October 2020
• Construction:	\$32,025,365	\$32,461,855	\$32,461,855
• Design, Pricing, & GMP Contingency:	\$2,557,473	\$1,500,000	\$1,500,000
Subtotal DPW Construction Cost:	<u>\$34,582,838</u>	<u>\$33,961,855</u>	<u>\$33,961,855</u>
• Soft Costs	\$3,147,162	\$3,197,483	\$3,197,483
• Owner Contingency:	\$100,000	\$250,000	\$250,000
• Construction Contingencies	<u>\$1,100,000</u>	<u>\$1,100,000</u>	<u>\$1,520,662</u>
<b>Total Project Cost:</b>	<b>\$38,930,000</b>	<b>\$38,509,338</b>	<b>\$38,930,000</b>

*Note – Cost summary excludes design fees  
from previous appropriations*

**\$8.9M Requested Increase for Municipal Facility Project**

# Town of Arlington

## New / Upgraded Municipal Facility

### Option Considerations

- **The Project Team and the PTBC considered three options during design**
  - **Full Scope** – Program to meet current and future needs of all municipal tenants (DPW, ISD, Facilities, and IT)
  - **Mid-Level Scope** – Program that would meet basic programmatic requirements but would require some of the improvements to be deferred to a later date
    - Building layouts for IT and Facilities would include some interior reconfiguration as well as reuse current space as-is in lieu of modifying space to meet department needs
    - Some building envelopes repair, maintenance, and upgrades deferred
    - Energy efficiency upgrades deferred
  - **Threshold Scope** – Program that Provide a reduced plan that meets program needs by making the best use of existing buildings as is and defers existing building upgrades except for code/emergency repairs
    - Building layouts for IT and Facilities would reuse all current space as-is in lieu of modifying space to meet department needs
    - Most building envelopes repair, maintenance, and upgrades deferred
    - Energy efficiency upgrades deferred

Town of Arlington  
**New / Upgraded Municipal Facility**

**Option Considerations**

- **The Project Team and the PTBC considered three options during design**
  - **Full Scope** – Program to meet current and future needs of all municipal tenants (DPW, ISD, Facilities, and IT)

**After a review of the advantages and disadvantages, the PTBC recommended proceeding with the Full Scope Option to meet the needs of all Town Departments included in the Municipal Facility**



# Town of Arlington New / Upgraded Municipal Facility

## What are the impacts of the changes since the 2018 estimate?

- Escalation

- 2019 Market Spike: \$2.2M
- 2020 & 2<sup>nd</sup> quarter 2021: \$2.5M

- Added cost for CM@R delivery method

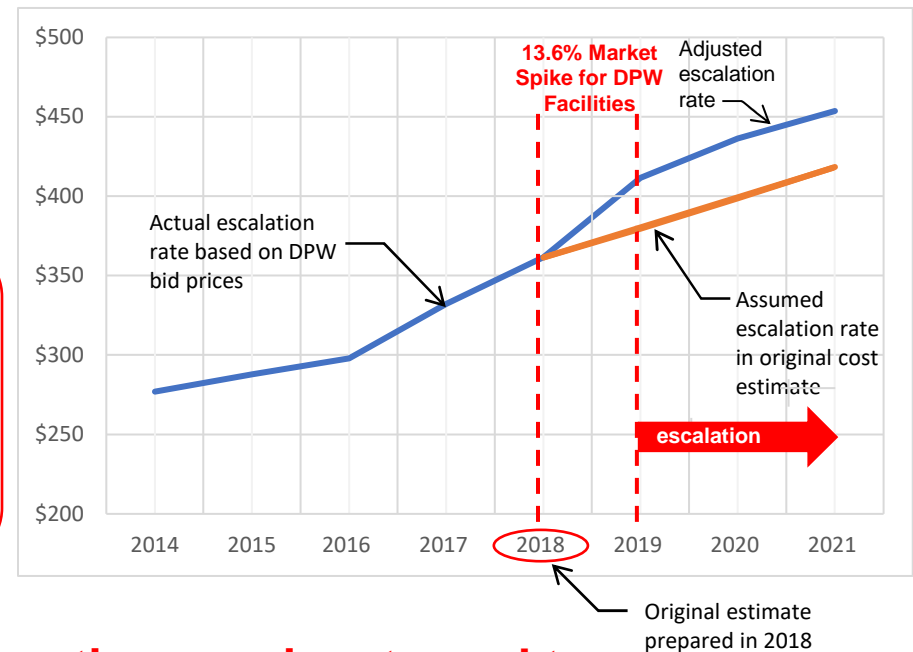
- Estimated at 5% for an additional \$1.5M

- Increase in contingency

- Added a GMP contingency \$1.2M

- Scope changes

- Additional \$1.5M
  - Bridge connector
  - IT Server Room
  - Enhances renovations for IT & Facilities
  - Site Development
  - Conc Walls for Salt Shed



**The contingency is returned to the Town if it is not used**

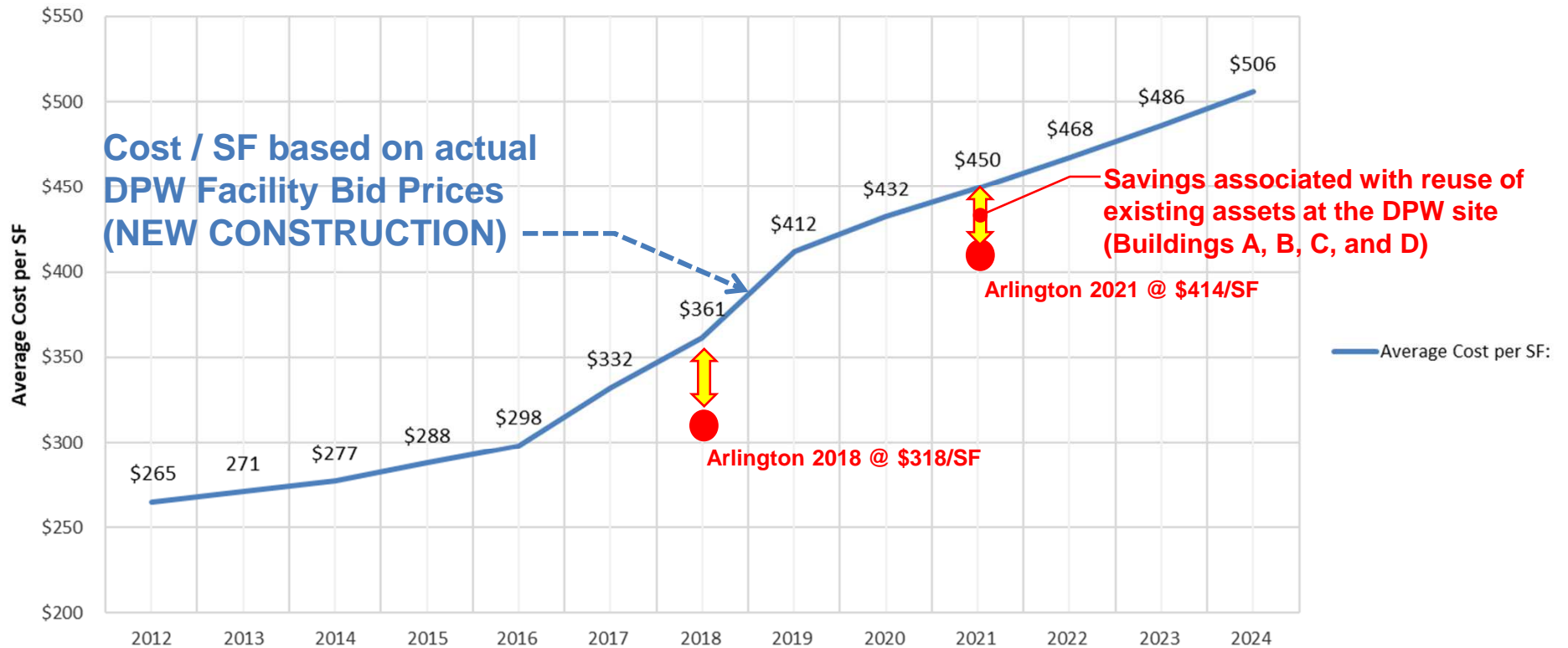
### **\$8.9M increase associated with:**

- Schedule extension associated with Municipal Campus Master Plan exercise (escalation)**
- 2019 market spike**
- Alternate delivery method (CM@R)**
- Increased contingencies**
- Building enhancements (primarily for Facilities & IT)**

# Town of Arlington New / Upgraded Municipal Facility

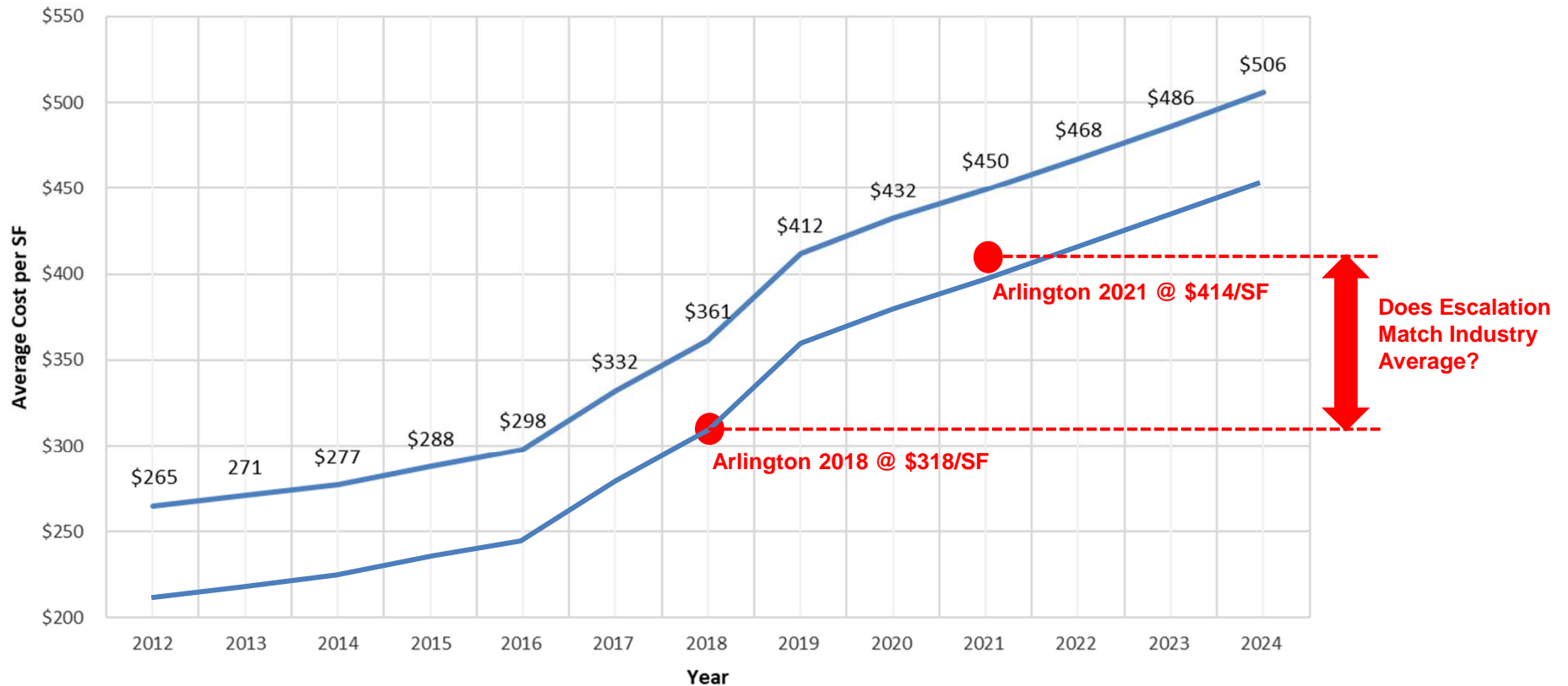
## HISTORIC COST DATA FOR DPW FACILITIES

### Average Cost per SF:



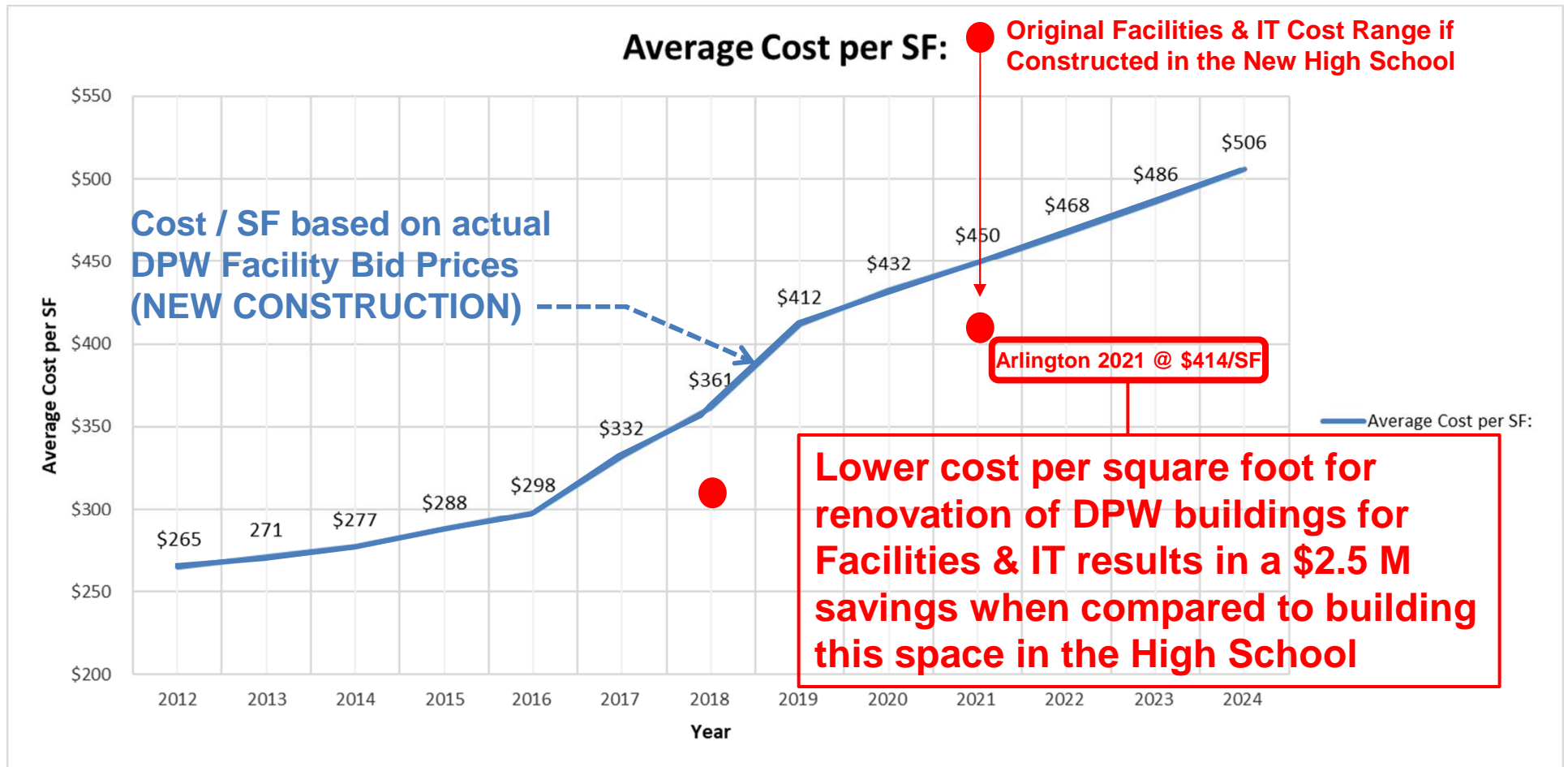
Town of Arlington  
New / Upgraded Municipal Facility  
**HISTORIC COST DATA FOR DPW FACILITIES**

Average Cost per SF:



# Town of Arlington New / Upgraded Municipal Facility

## Cost Savings Associated with Municipal Campus

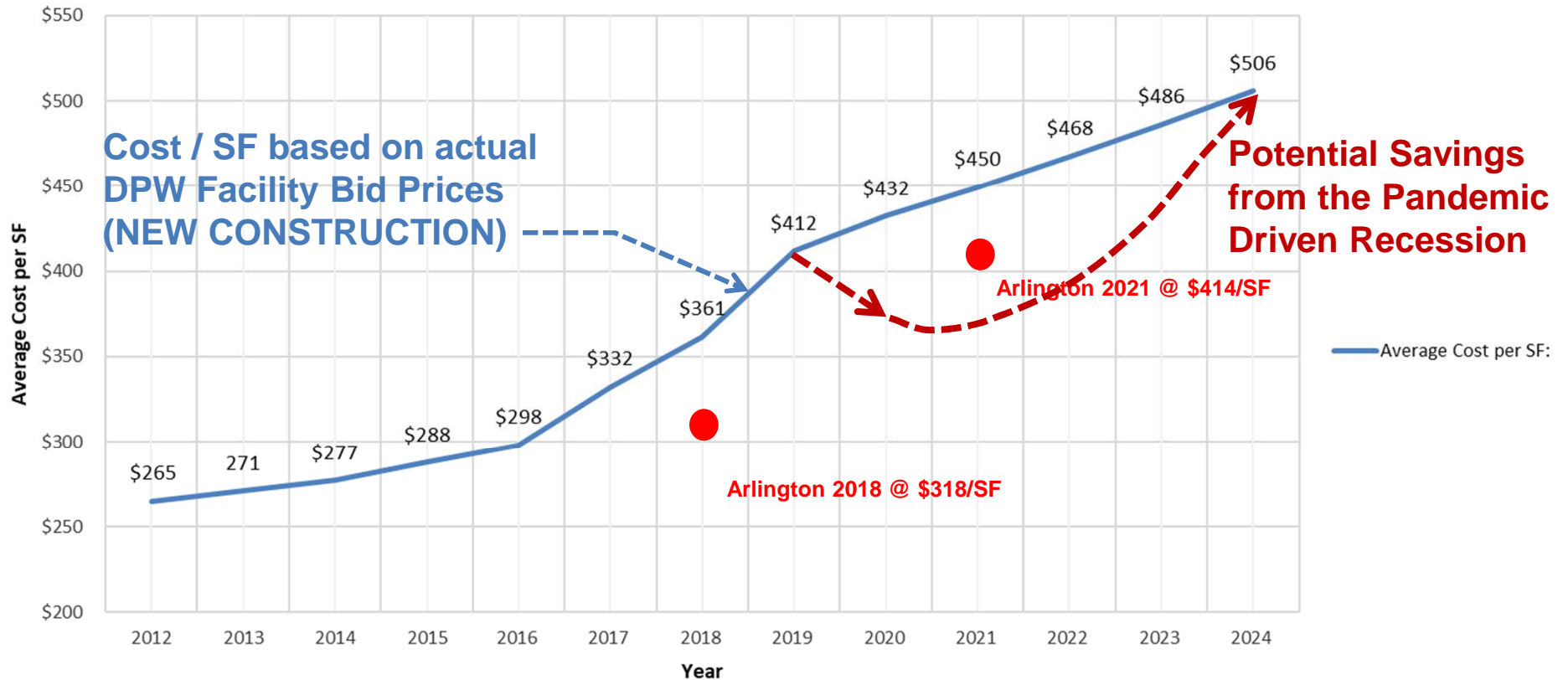




# Town of Arlington New / Upgraded Municipal Facility

## Potential Savings Based on Current Market Conditions

Average Cost per SF:



Town of Arlington  
**New / Upgraded Municipal Facility**

**Summary of PTBC & Capital Planning Committee Coordination**

- Project Team has been meeting regularly with PTBC Liaison John Maher at weekly project coordination meetings involving the design team, OPM, DPW, and Construction Manager
- Project Team has been meeting periodically with the PTBC to review project milestone deliverables
- Project Team has presented the Project to the Capital Planning Committee

